

3 SHERWOOD AVENUE

CALVERTON

NOTTINGHAM

NG14 6NE

**NO
CHAIN**



OFFERS OVER £110,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Leasehold

- First-Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen & Bathroom
- Large Garden
- Off Street Parking
- Gas Central Heating & Double Glazing

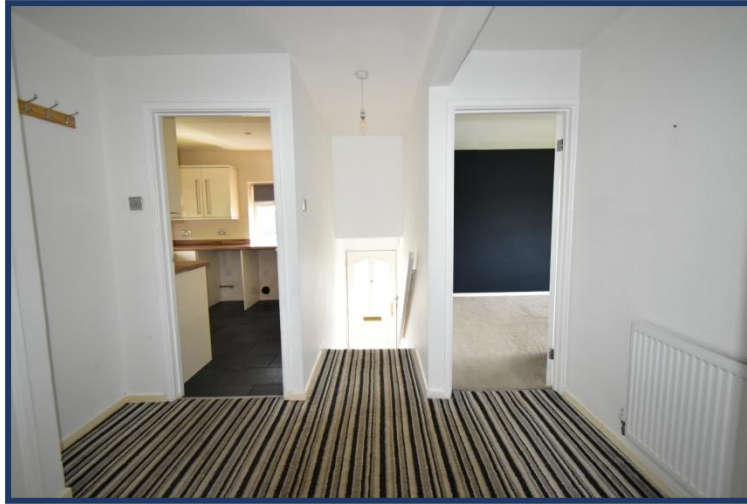
3 SHERWOOD AVENUE, CALVERTON, NOTTINGHAM

This first-floor maisonette boasts two double bedrooms and a spacious lounge. It has a modern fitted kitchen and bathroom as well as a large garden and off street parking. The property is ready to move into being well maintained and nicely decorated.

Entrance door opening onto stairs leading to:

INNER LOBBY

With thermostatically controlled radiator and ceiling light point.



Doors into:

LOUNGE

17'9" x 14'6" max With two double glazed windows to the front, T.V. aerial point, power points, ceiling coving and two ceiling light points.



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KITCHEN

9'6" x 9'6" With a range of matching wall and base units, wooden effect roll top work surfaces, single drainer stainless steel sink with mixer tap, illuminating extractor fan over four ring gas hob and integrated oven, space and plumbing for various appliances, double glazed windows to the side and rear, power points and ceiling spotlights.



BEDROOM ONE

11' x 13' With double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light point.



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BEDROOM TWO

9'6" x 12'10" With double glazed window to the front, radiator, built in cupboard housing the boiler, power points and ceiling light point.



BATHROOM

10' x 5' With three-piece white suite comprising of close coupled W.C, pedestal wash hand basin, bath with mixer tap and shower over, double glazed opaque window, radiator, matching wall and floor tiling and ceiling light point.



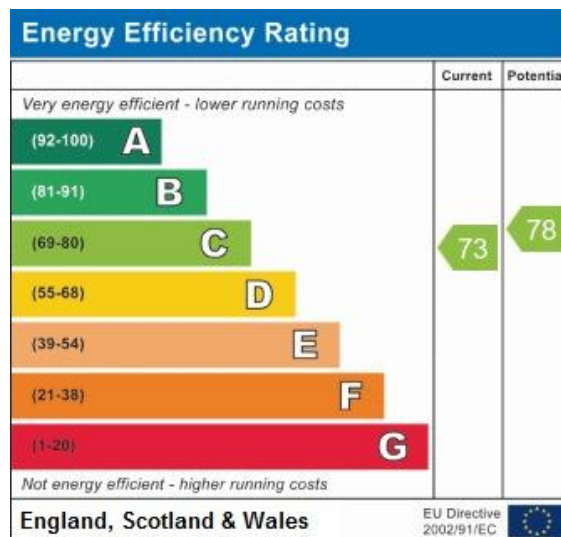
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OUTSIDE

There is a garden to the side of the property that is laid to lawn and enclosed by a mixture of fencing. There is also an outside store and off-street parking.



EPC



ADDITIONAL INFORMATION

Local Authority – Gedling Borough Council

Council Tax Band – A

Primary School – Sir John Sherbrooke Junior School

Secondary School – Colonel Frank Seeley Academy

Stamp Duty on Asking Price – Nil (this will change if you are purchasing as a second home or investment property).

Leasehold details available on request

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.